

# IVY

AT SOCO

## COMMERCIAL SPACE FOR LEASE

4177 Columbia Rd, Grand Forks, ND 58201





## **PROPERTY OVERVIEW**

The newest addition to the South Columbia corridor, Ivy at SOCO is now leasing main-floor space ideal for a variety of uses — from retail to office or medical. With 74 apartments above and numerous residential and commercial projects nearby, this location offers a built-in customer base and outstanding visibility. This is the perfect location for your new or growing business.

The spaces feature abundant natural light, large storefront windows, and highly visible monument signs and building signage opportunities.

Located near elementary and middle schools, shopping, and other amenities in a growing residential community. Ivy at SOCO provides flexible suite options with a range of demised spaces to fit your business needs.

### **Available Space**

1,760 SF-10,312 SF

### **Lease Price**

Starting at \$16/SF

### **Tenant Improvement Allowance**

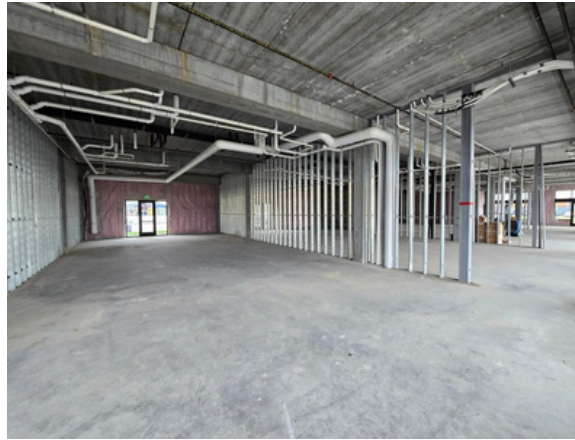
\$30/SF



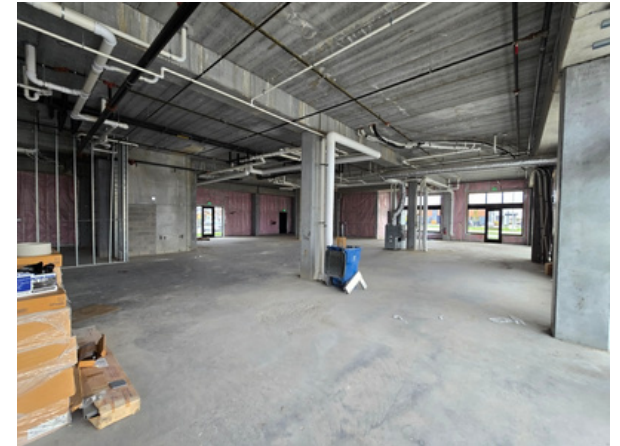
**Suite 107**



**Suite 108**



**Suite 109**



**Suite 110**



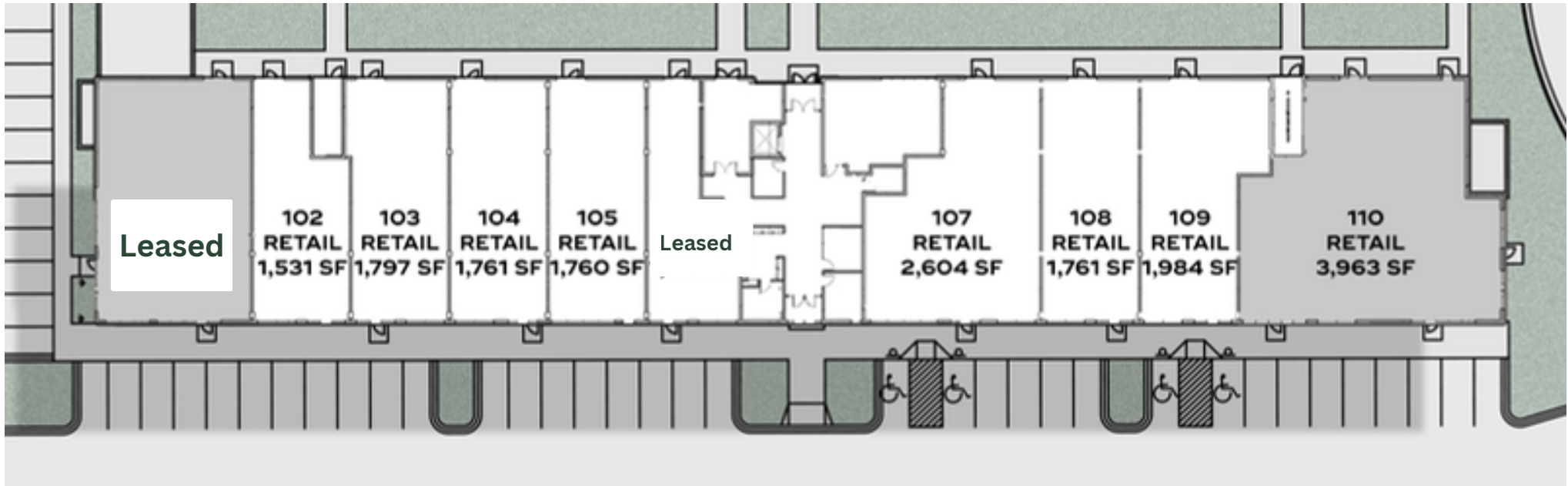
## Potential Uses

- \*Retail**
- \*Bar/Restaurants**
- \*Medical Office**
- \*Bank**
- \*Spa/Salon Destination**
- \*Fitness Center**

**Suite 110**



# SPACE AVAILABLE





## NEIGHBORING BUSINESSES

4177 South Columbia Rd, Grand Forks, ND 58201

